



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
601 Main Street
Post Office Box A
Belmar, NJ 07719
Phone: (732) 681-3700 x225
Fax: (732) 681-3434
Web: www.belmar.com

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____
(Items above to be filled out by the Borough)

Date Prepared: 4-30-20 (Please Print) Zone: R-50

Block(s): 61 Lot(s): 7

Site Address: 208 7th Ave

Name of Owner(s): Laurie + Kevin Gilder

Owner Address: 208 7th Ave Belmar

Phone #: 845-558-9186 Email: LGilder AT KPMG.com

Name of Applicant (if different than owner): JAMES ALBERTUS

Applicant Address: 902 MAIN STREET Belmar

Phone #: 732-522-1243 Email: albertus AT yahoo

Name of Professional Preparing Plan: MAIN STREET SURVEY License #: 33112

Name of Firm: Michael Roman

Firm Address: 16 Blossum Patch Way Howell NJ 07731

Phone #: 732-938-6533 Email: mroman AT optimum.net

Name of Attorney Representing Applicant: _____

Name of Firm: _____

Firm Address: _____

Phone #: _____ Email: _____

1. Application Request

a. The applicant is hereby requesting an application for the following:

- | | |
|--|--|
| ☐ Minor Subdivision | ☐ Final Major Site Plan |
| ☐ Preliminary Major Subdivision | ☐ Appeal of Zoning Officer's Decision ("A") |
| ☐ Final Major Subdivision | ☐ Interpretation of Zoning Ordinance ("B") |
| ☐ Conditionally Exempt Site Plan | ☒ Hardship or Flexible Bulk Variance ("C") |
| ☐ Minor Site Plan | ☐ Use Variance ("D") |
| ☐ Preliminary Major Site Plan | |
| ☐ Amended Preliminary, Final or Minor Subdivision | |
| ☐ Amended Preliminary, Final or Minor Site Plan | |

Is a variance or conditional use approval required? yes If so, please specify the
X section of the Ordinance: 40-5-1a and provide a detailed
explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 209 7th Ave Belmar
- b. Zoning District: R-50
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)
- | | |
|--|--|
| ☒ Single Family Dwelling | ☐ Accessory Use |
| ☐ Two Family Dwelling | ☒ Addition |
| ☐ Other Residential | ☐ Commercial Structure(s) |
| ☐ Other (Describe) | |

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

If installing A/C Unit or Generator, provide setback and location _____

e. Provide brief description of proposed development: _____

Remodel 2nd floor + Add 1/2 story
1st floor Remains AS IS

Building up from Existing Foot Print

Adding 2nd floor Deck and half story balcony

NOTE PLOT PLAN enclosed with hard copy SUBMITTAL
House Plan

Applicant continued

SURVEYOR
Professional Engineer License

Company Name: A15-RTUS
Address: 903 Main Street
Belmar

Company Name: MAIN STREET SURVEYING
Address: 16 Blossom Patch Way
Howell, NJ 07731

Contact Name: Jim A15-RTUS
Signature: [Signature]

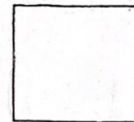
Contact Name: MICHAEL L. ROMAN, PLS
(OWNER - SOLE PROPRIETOR)
Signature: [Signature]

Date Submitted: 4/30/20

Date Submitted: 04/30/2020

Block: 61 Lot: 7

NJ PLS
License No.: LIC # 3312



Seal

Street Address of Property: 208 7th Ave Belmar NJ 07719

Applicant continued

Company Name: AIBUS
Address: 903 MAIN STREET
Belmar

Contact Name: Jim AIBUS
Signature: [Signature]
Date Submitted: 4/30/20

Block: 61 Lot: 7

Street Address of Property: 208 7th Ave, Belmar NJ 07719

Professional Engineer/Architect

Company Name: EEO Architects LLC
Address: 504 Aldrich Rd.
Suite 1C,
Howell, NJ 07728

Contact Name: Emmanuel Obiora
Signature: [Signature]
Date Submitted: 4/30/20

License No.: 21A10-1114100



Seal

3. Consent for Site Review

- a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Borough of Belmar's Planning Board and Zoning Board of Adjustment as well as any other Borough employee or officer to enter the subject premises for the purpose of performing a site inspection and review.

KG
Owner Initials

05-01-2020
Date

[Signature]
Applicant Initials

4-30-20
Date

5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.
- c. Permission is hereby granted to: James Alberts, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

KG
Owner Initials

05-01-2020
Date

[Signature]
Applicant Initials

4-30-20
Date

6. Escrow Agreement

- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Borough of Belmar in the amount of to be held by the Borough in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Borough has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Borough pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Borough, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Borough Code.

KG
Owner Initials

05-01-2020
Date

[Signature]
Applicant Initials

4-30-20
Date

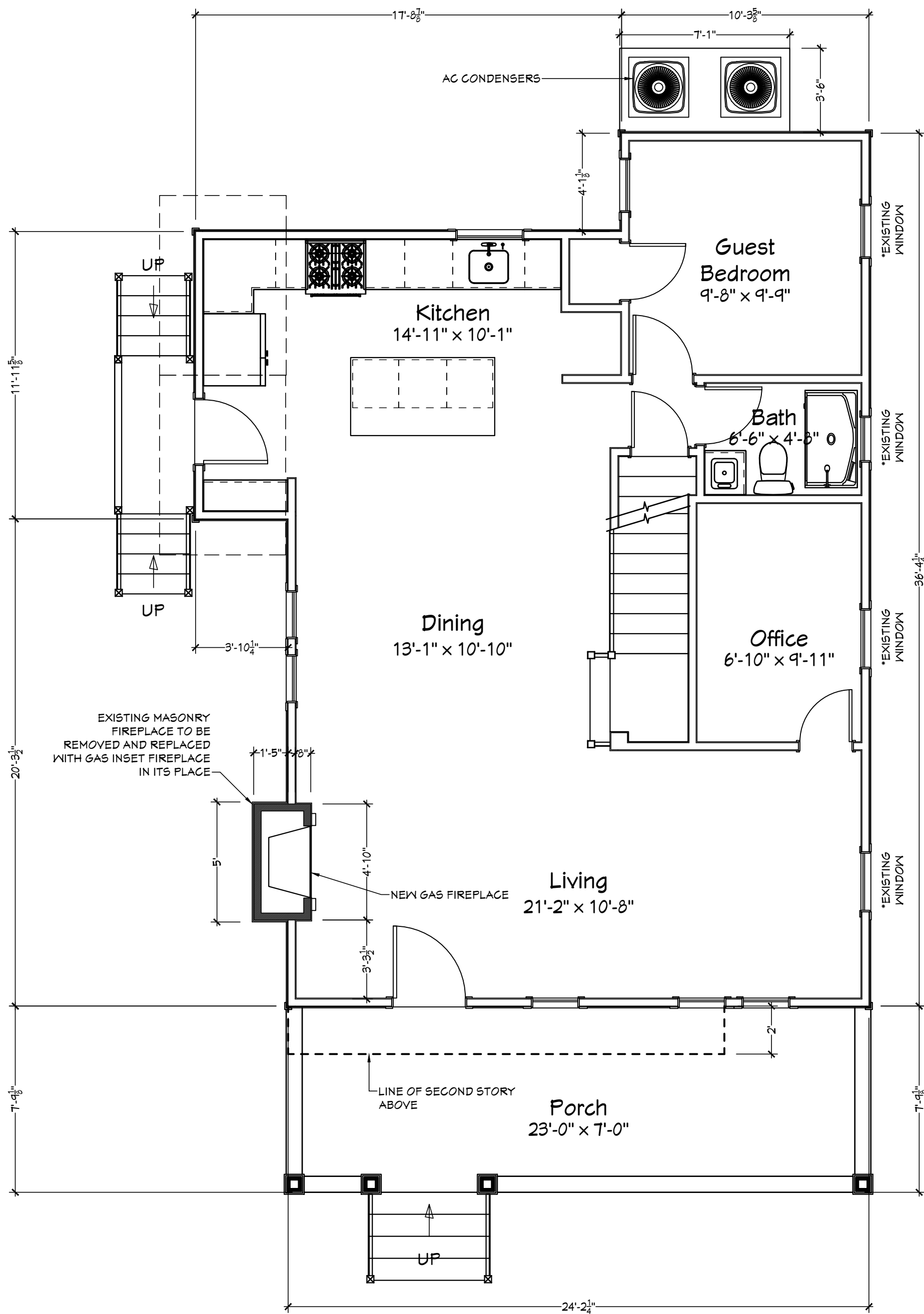
PIC #1





Pic #3



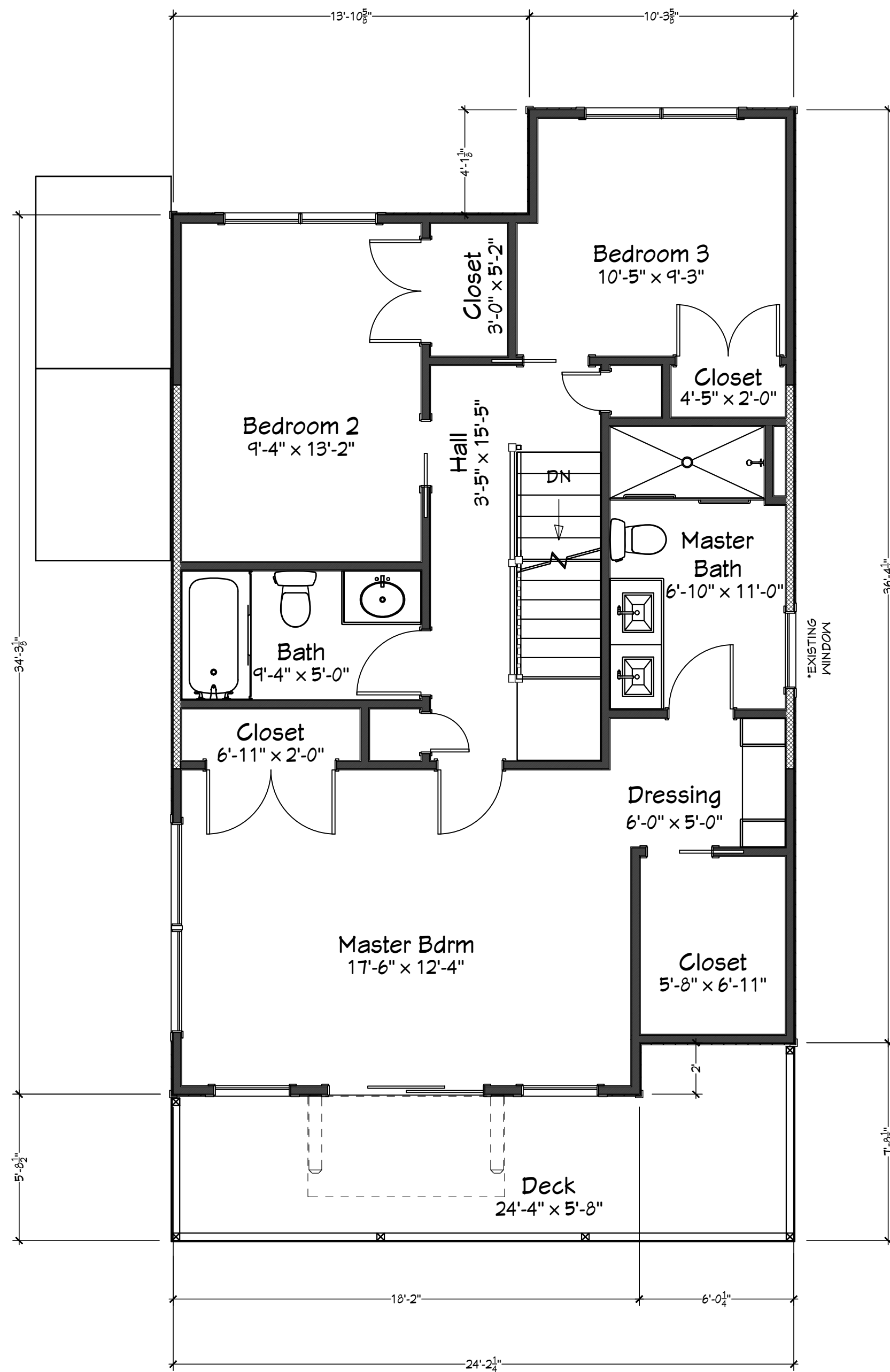


1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Living Area
869 sq ft

WALL LEGEND:	
	EXISTING WALLS TO REMAIN
	NEW 2X4 OR 2X6 STUD WALL
	NEW 2X4 OR 2X6 ATTIC WALL
	EXISTING ATTIC WALLS TO REMAIN

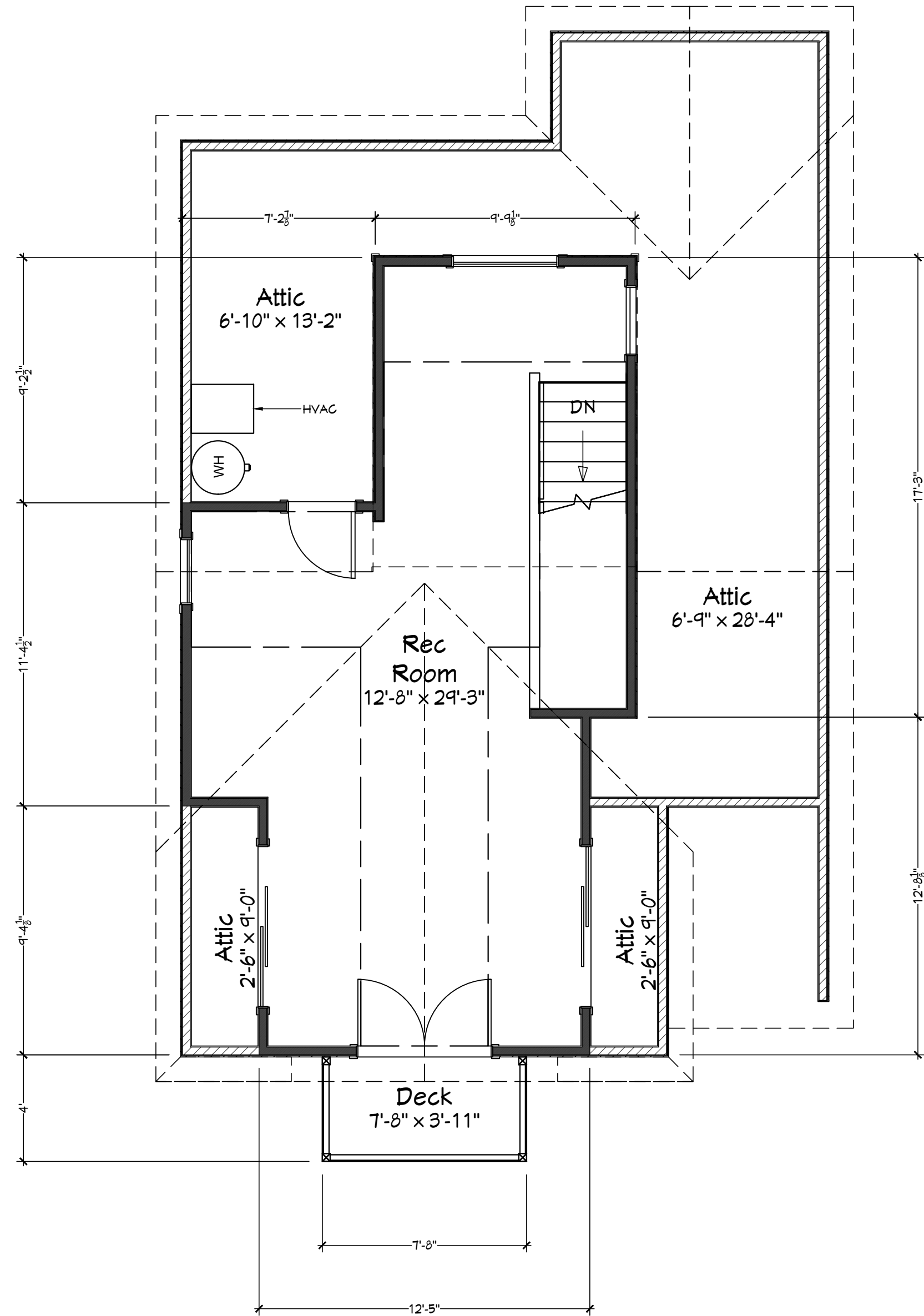


2 PROPOSED FULL SECOND STORY ADDITION

SCALE: 1/4" = 1'-0"

Living Area
819 sq ft

*NOTE: ALL EXISTING WINDOWS ON THE RIGHT SIDE OF THE HOUSE TO REMAIN.



3 PROPOSED ATTIC ADDITION

SCALE: 1/4" = 1'-0"

Living Area
317 sq ft

NOTE: AREA OF ATTIC FLOOR = 34% OF THE SECOND FLOOR BELOW.

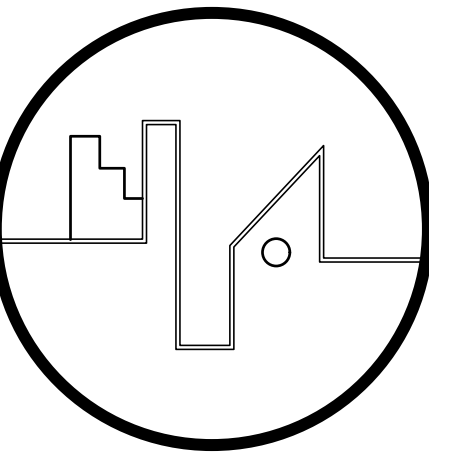
REVISIONS:	
4-21-2020	

ECO ARCHITECTS LLC

Manuel Obiora

EMMANUEL OBIORA
504 ALPACU ROAD, SUITE 101
HOWELL, NEW JERSEY 07731
TEL: (732) 925-5826 FAX: (732) 925-6655

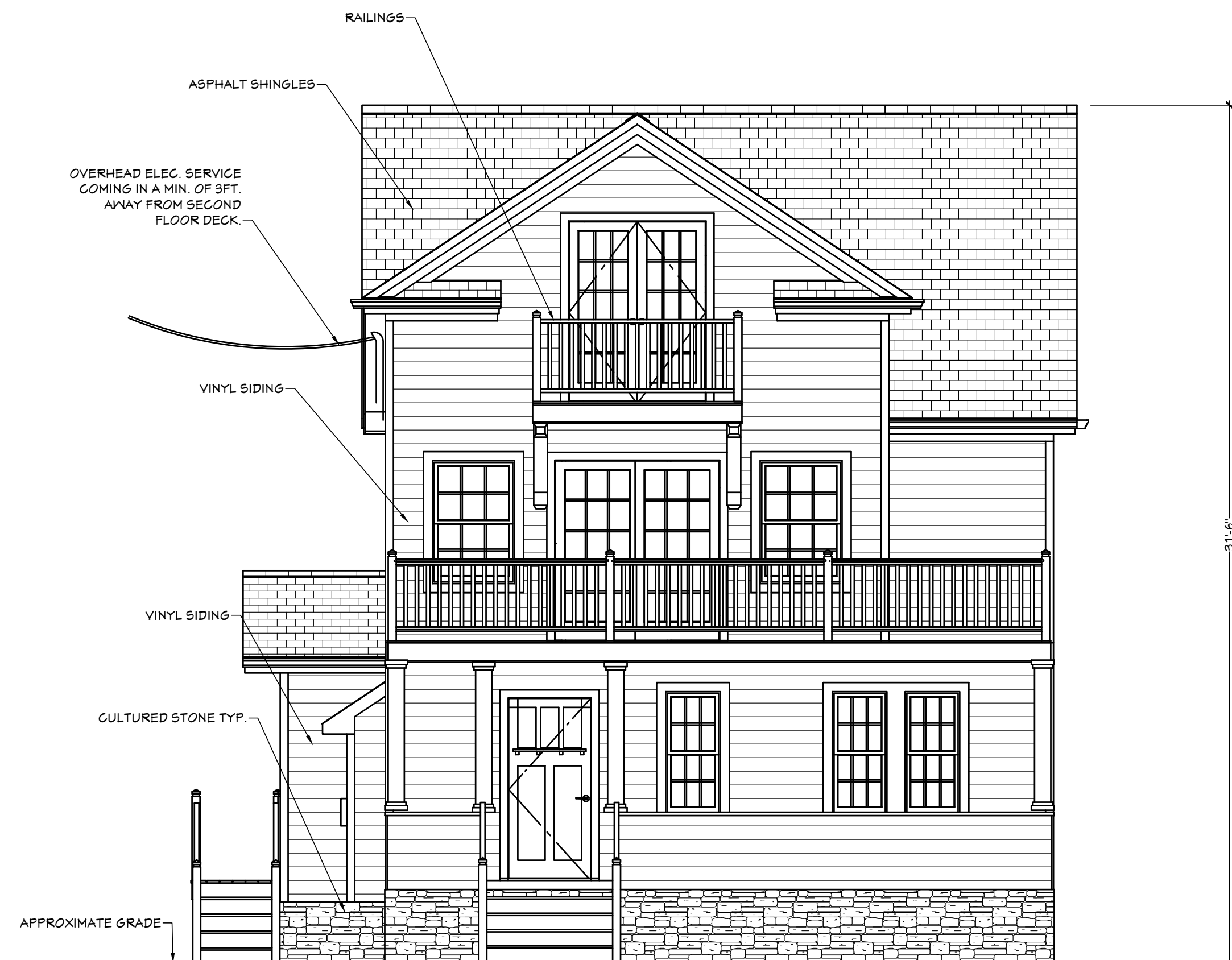
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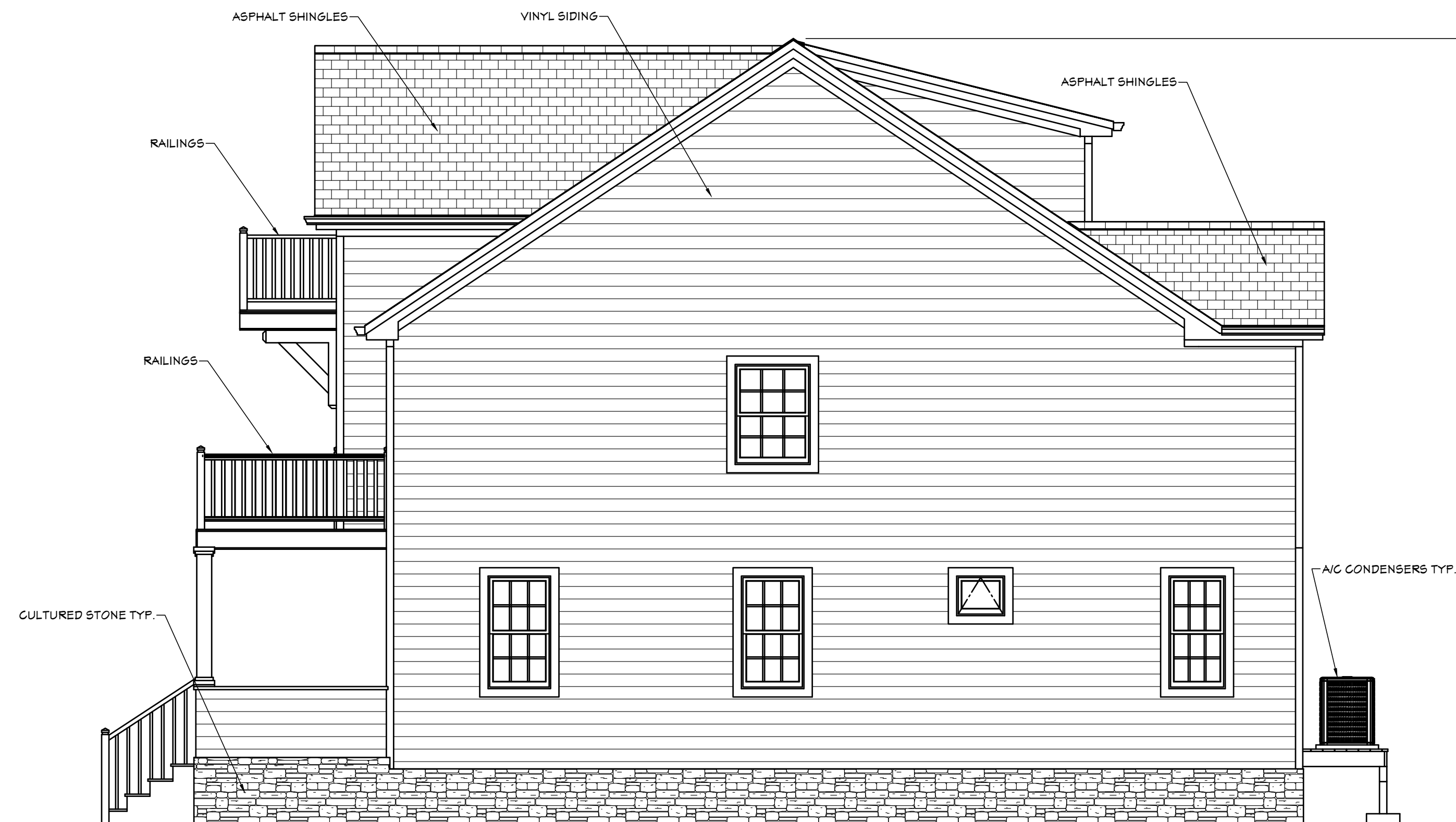
PROJECT

PROPOSED SECOND STORY ADDITION FOR
SINGLE FAMILY HOUSE LOCATED AT
208 7TH AVENUE,
BELMAR, NJ.

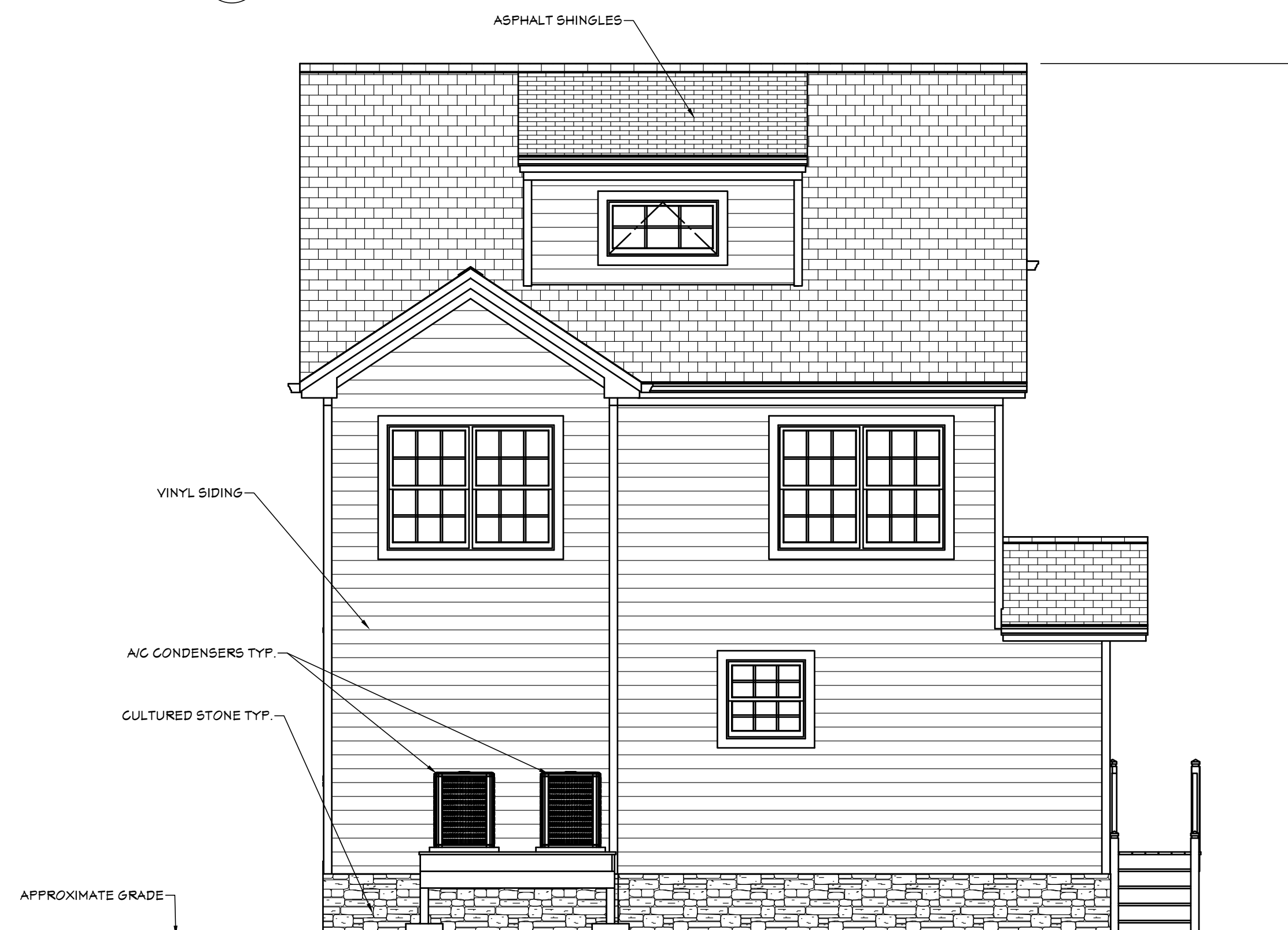
DATE: NOV. 18, 2019
SCALE: AS NOTED
DRAWN: EO
JOB NO: 2019-046
SHEET TITLE: PRELIMINARY PLANS
SHEET NO: 1 OF: 2



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

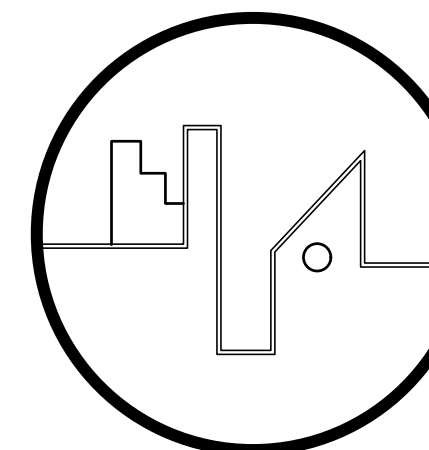


4 LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:	
4-21-2020	

ECO ARCHITECTS LLC

Emmanuel Obiora
EMMANUEL OBIORA
504 ALFORD ROAD, SUITE C,
HOWELL, NEW JERSEY 07731
TEL: (732) 505-5826 FAX: (732) 505-6635
L.C. NO.: 2A10-11400



PROJECT

PROPOSED SECOND STORY ADDITION FOR
SINGLE FAMILY HOUSE LOCATED AT
208 7th AVENUE,
BELMAR, N.J.

DATE: NOV. 18, 2019
SCALE: AS NOTED
DRAWN: EO
JOB NO: 2019-046
SHEET TITLE: PRELIMINARY PLANS
SHEET NO: 2 OF: 2

A-2

200' OWNERSHIP LIST									
Block	Lot	Qualifier	Location	Owner	Street	City/State/Zip	LID		
50	1		SILVER LAKE	BOROUGH OF BELMAR	PO BOX A	BELMAR, NJ 07719	1307-000500000		
61	1.01		218 SOUTH LAKE DRIVE	MANGIONE, MARY ANN	28 CEDAR STREET	CEDAR GROVE, NJ 07009	1307-000610000		
61	1.02		202 SEVENTH AVE	KESSNER, JOHN W & NAOMI	202 SEVENTH AVE	BELMAR, NJ 07719	1307-000610000		
61	1.03		200 SEVENTH AVE	PETERNO, RICHARD & EILEEN	1 ORILEY COURT	VERONA, NJ 07094	1307-000610000		
61	1.04		201 SOUTH LAKE DRIVE	FROMKIN, ANDREW & BETH	231 YELLOW KNIFE ROAD	MORRISVILLE, NJ 07951	1307-000610000		
61	2		207 SOUTH LAKE DRIVE	NACOVEN, BRIAN & JANE	207 SOUTH LAKE DRIVE	BELMAR, NJ 07719	1307-000610000		
61	3		209 SOUTH LAKE DRIVE	LESTER, JAMES & KELLY	822 MILL CREEK RD	ARNOLD, MD 21012	1307-000610000		
61	4		211 SOUTH LAKE DRIVE	FONTANA, THOMAS K & LAURIE J	211 SOUTH LAKE DRIVE	BELMAR, NJ 07719	1307-000610000		
61	5		213 SOUTH LAKE DRIVE	BAKERIAN, ROBERT & ROYANE	10 FAIRWAY DRIVE	WHITEHOUSE STATION, NJ 08889	1307-000610000		
61	6.01		215 SOUTH LAKE DRIVE	SCARONE, TOMMASO F	183 W 10TH STREET	BAYONNE, NJ 07002	1307-000610000		
61	6.02		219 SOUTH LAKE DRIVE	NOBLE, ANN L	219 SOUTH LAKE DRIVE	BELMAR, NJ 07719	1307-000610000		
61	8		206 SEVENTH AVE	VACCARINO, TERRI & ASER, CHRISTINE	206 SEVENTH AVE	BELMAR, NJ 07719	1307-000610000		
71	1		201 SEVENTH AVE	BECKLE, RAYMOND & LAUREN	234 LONGWOOD AVE	CHATHAM, NJ 07925	1307-000710000		
71	2		205 SEVENTH AVE	BOCK, JOHN & LINDA	205 SEVENTH AVE	BELMAR, NJ 07719	1307-000710000		
71	3		207 SEVENTH AVE	BREYER, PER-CHRISTIAN & MARIA CLARE	CROWNVIEW COURT	SPARTA, NJ 07971	1307-000710000		
71	4		209 SEVENTH AVE	JEFFENHARDT, JASON & JESSICA	4 BELMONT AVE	NEW HOPE, PA 18938	1307-000710000		
71	5		211 SEVENTH AVE	LEWIN, MARVIN & FRANCINE	4 SLATE CTR C	WOODLAND PARK, NJ 07424	1307-000710000		
71	6		213 SEVENTH AVE	SMITH, ROBERT & CAROL	213 SEVENTH AVE	BELMAR, NJ 07719	1307-000710000		
71	7		215 SEVENTH AVE	RIL, JOHN & LINDA	215 SEVENTH AVE	BELMAR, NJ 07719	1307-000710000		
71	8		217 SEVENTH AVE	GRISOM, LEE M & PATRICIA E	217 SEVENTH AVE	BELMAR, NJ 07719	1307-000710000		
71	9		219 SEVENTH AVE	DILLINGER, KARL A II	219 SEVENTH AVE	BELMAR, NJ 07719	1307-000710000		

PROPERTY IS LOCATED IN BELMAR BOROUGH RESIDENTIAL ZONE R-50
THE FOLLOWING BULK CONDITIONS ARE APPLICABLE TO ZONE R-50.

R-50 ZONE CONDITIONS				
ITEM	MIN. ZONE REQ.	EXISTING	PROPOSED	
**MIN. LOT SIZE	5,000 S.F.	3259.47 S.F.	3259.47 S.F.	
**MIN. LOT FRONTAGE	50'	48.92'	48.92'	
**MIN. FRONT YARD	5'	4.5' (PORCH)	4.5' (PORCH)	
		12.0' (1ST FLOOR)	12.0' (1ST FLOOR)	
		12.0' (2ND FLOOR)	12.0' (2ND FLOOR)	
		2.1' (RT SIDE)	2.1' (RT SIDE)	
		18.4' (LFT SIDE)	18.4' (LFT SIDE)	
MIN. SIDE YARD	5'	20.5'	20.5'	
MIN. REAR YARD	35'	21' +/-	21' +/-	
SIDE YARD ACCESSORY BLDG. (MIN.)	3'	3.5'	3.5'	
REAR YARD ACCESSORY BLDG. (MIN.)	3'	3.8'	3.8'	
PRINCIPAL BUILDING HEIGHT (MAX.)	2-1/2 STORY	1-1/2 STORY	2-STORY WITH ATTIC ADDITION NOT TO EXCEED 35'	
ACCESSORY BLDG. HEIGHT (MAX.)	1-STORY	1-STORY	1-STORY	
FLOOR AREA RATIO (MAX.)	70%	36.3%	61.5%	
**BLDG COVERAGE (MAX)	30%	32.2% DWLG.	32.2% DWLG.	
		3.1% SHED	3.1% SHED	
		35.3% TOTAL	35.3% TOTAL	
IMPERVIOUS LOT COVERAGE (MAX) (SEE BREAKDOWN)	55%	67.38%	68.14%	
IMPERVIOUS LOT COVERAGE BREAKDOWN				
EXISTING/PROPOSED				
DWELLING		1051.2 S.F.		
FOOTPRINT		100.0 S.F.		
SHED		24.0 S.F.		
FRONT STEPS		93.9 S.F.		
SIDE STEPS/BRK/CHM		102.9 S.F.		
RIGHT SIDE CONC.		71.2 S.F.		
LEFT SIDE CONC.		480.0 S.F.		
DIRT/ GRAVEL/ DWY. AREA		273.0 S.F.		
REAR PAVR PATIO/SHOWER AC PLATFORM		24.8 S.F.		
TOTAL		2221.0 S.F.		
		DIVIDED BY 3259.47 S.F.		
		68.14%		

Property being known and designated as Lot 7 in Block 61 as shown on the current Municipal Tax Map of the Borough of Belmar.

THIS SURVEY IS CERTIFIED TO:
KEVIN GILDEA & LAURIE GILDEA.

CERTIFICATIONS ARE NOT TRANSFERABLE TO Subsequent Owners or Additional Institutions. This survey is not to be used for Affidavit of Survey. Only copies from the Original of this Certification, marked with an Original of the Land Surveyor's embossed Seal shall be considered to be valid copies. Unauthorized alterations or additions to a Certification bearing a Licensed Land Surveyor's Seal is Illegal and Punishable by Law.

Persuant to N.J.A.C. 13:40-5.1(d), a written "Waiver and Direction Not to Set Property Corners" has been obtained from the Ultimate User.

This survey's offsets are not to be used for the construction of fences or any other structures. This survey is subject to such facts an accurate title search may disclose.

Property subject to any restrictions imposed upon it by any other rights, setbacks, easements and/or encumbrances as disclosed by the Title Company certified to herein, but not necessarily represented on this plan.

The existence or non-existence of wetlands, hazardous materials or underground utilities has not been determined by this survey, except as shown herein.

+ 100 = EXISTING SPOT ELEVATION

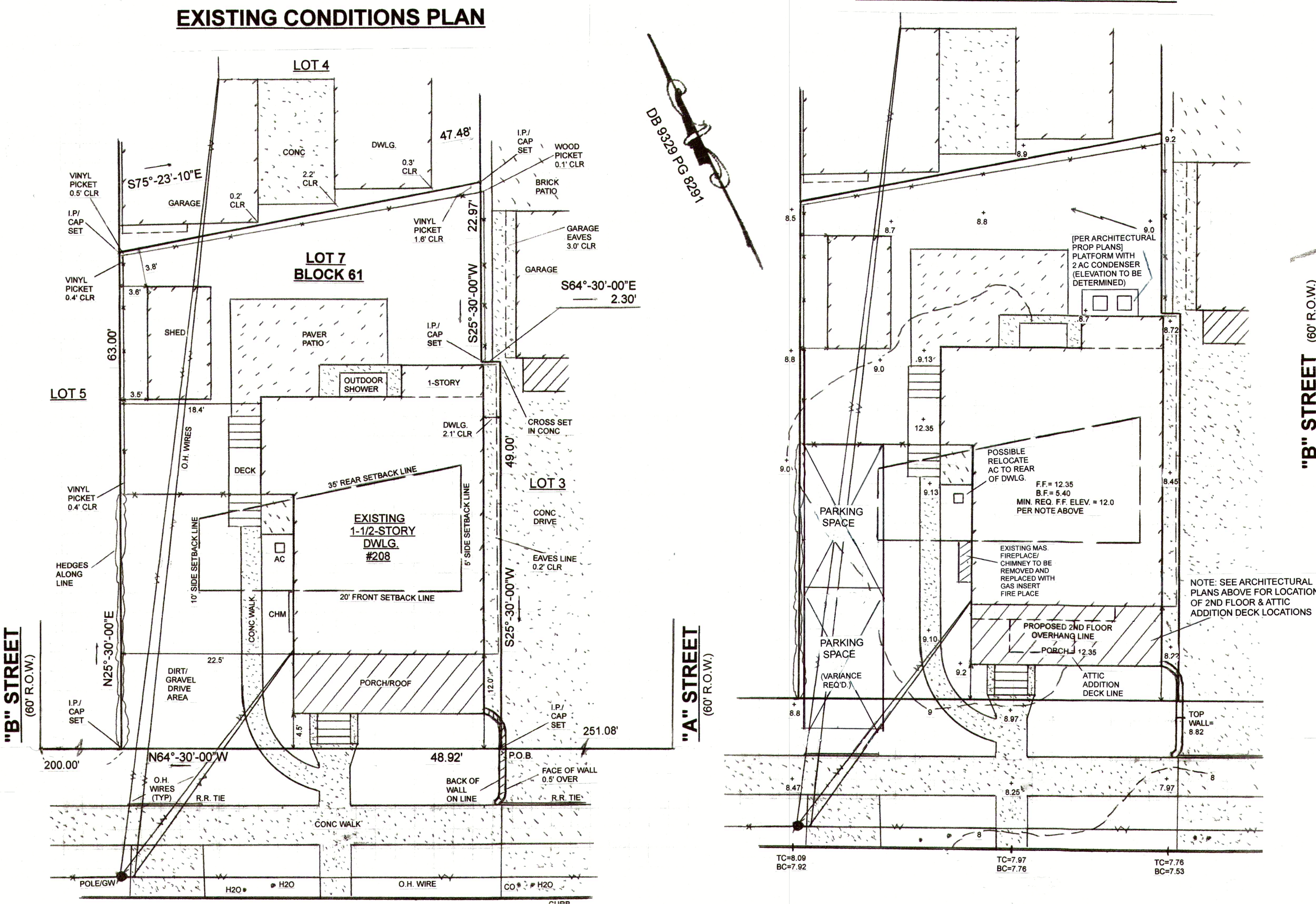
ALL ELEVATIONS ARE BASED UPON NAVD '88 DATUM

NOTE: THIS PROPERTY IS LOCATED IN A NON-FLOOD "X" ZONE PER THE CURRENTLY ESTABLISHED FEMA FIRM MAP #34025C0342F.

PER A PRELIMINARY FEMA RATE MAP PANEL 0342 SUFFIX "C", THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 10.0.

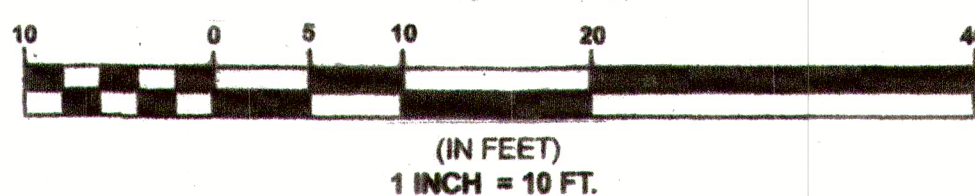
BOROUGH OF BELMAR PLANNING/ZONING DEPT. INDICATES THAT THIS PROPERTY LIES WITHIN AN "AE" FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 11.0. THE DEPT. HAS FURTHER STATED THAT THE MINIMUM FLOOR ELEVATION OF A DWELLING NEEDS TO BE AT A MINIMUM OF 12.0 (1' B.F.E. +1'). THE EXISTING FINISHED FLOOR OF THE DWELLING ON THIS PROPERTY COMPLIED WITH THIS CRITERIA.

TOPOGRAPHY / PROPOSED PARKING / UPPER FLOOR & BALCONY PLAN



SEVENTH AVENUE
(80' R.O.W.)

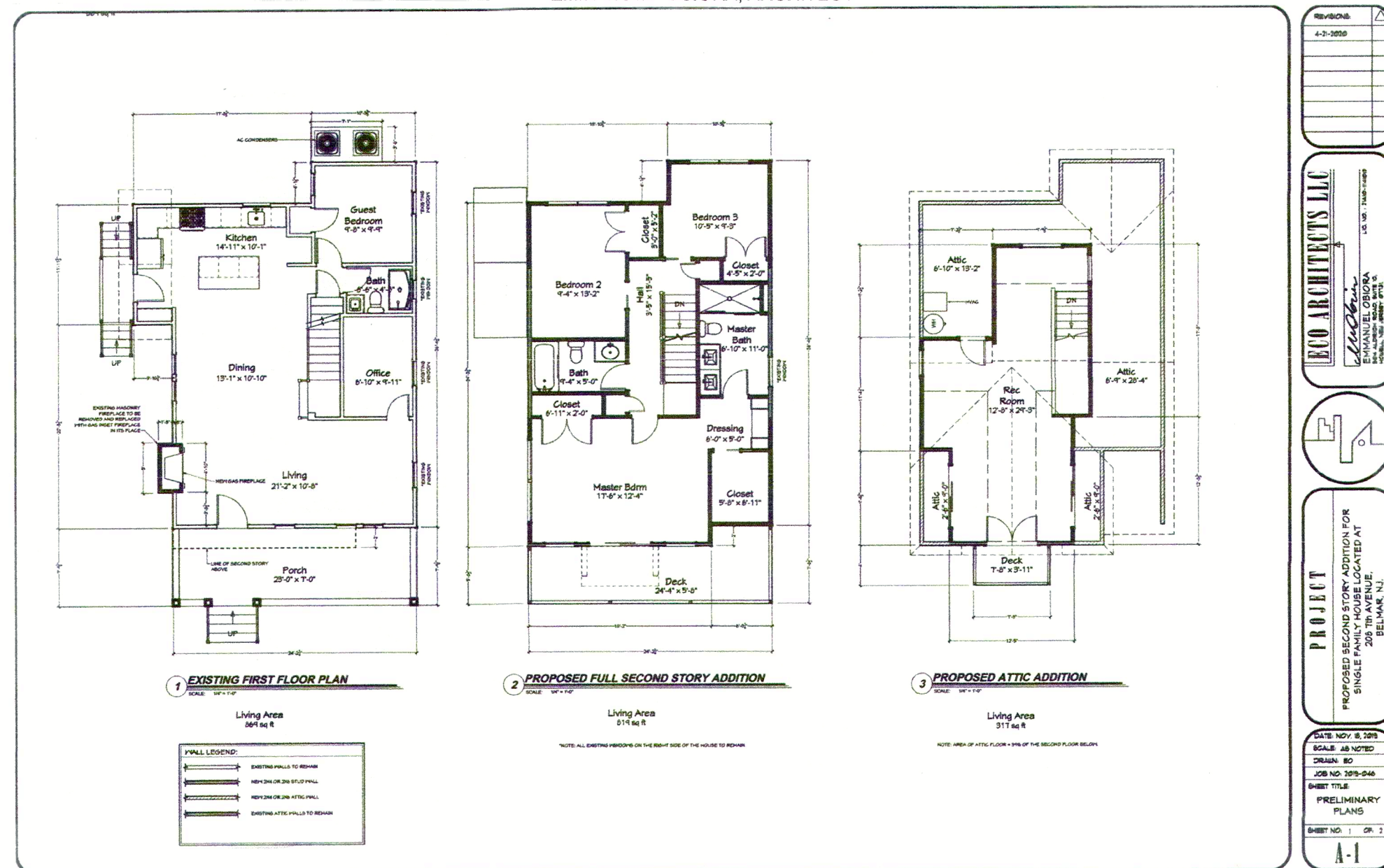
GRAPHIC SCALE



SEVENTH AVENUE
(80' R.O.W.)

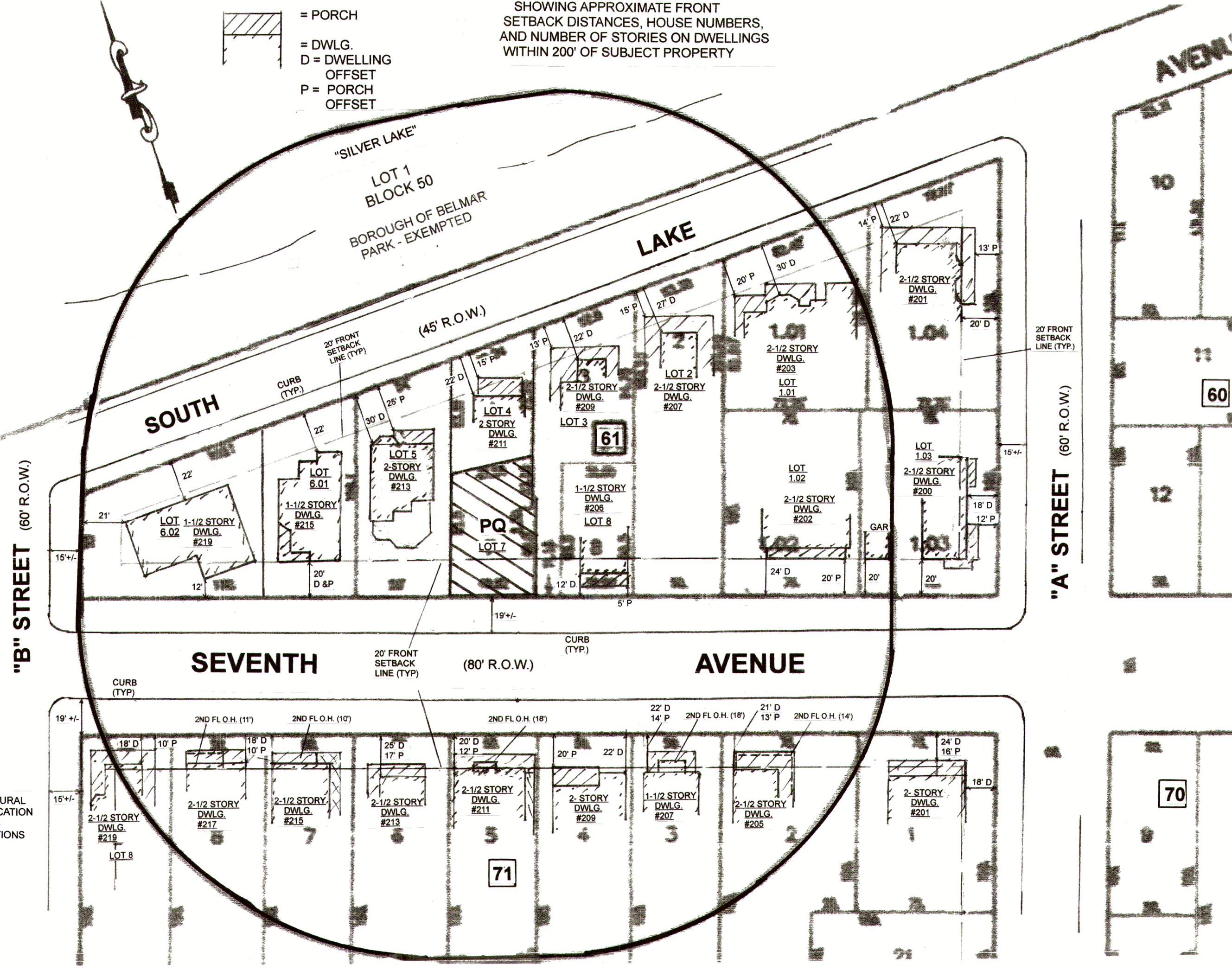
PROPOSED DWELLING RENOVATIONS

(N.T.S.)
DESIGNED BY ECO ARCHITECTS, LLC
EMMANUEL OBIORA, ARCHITECT

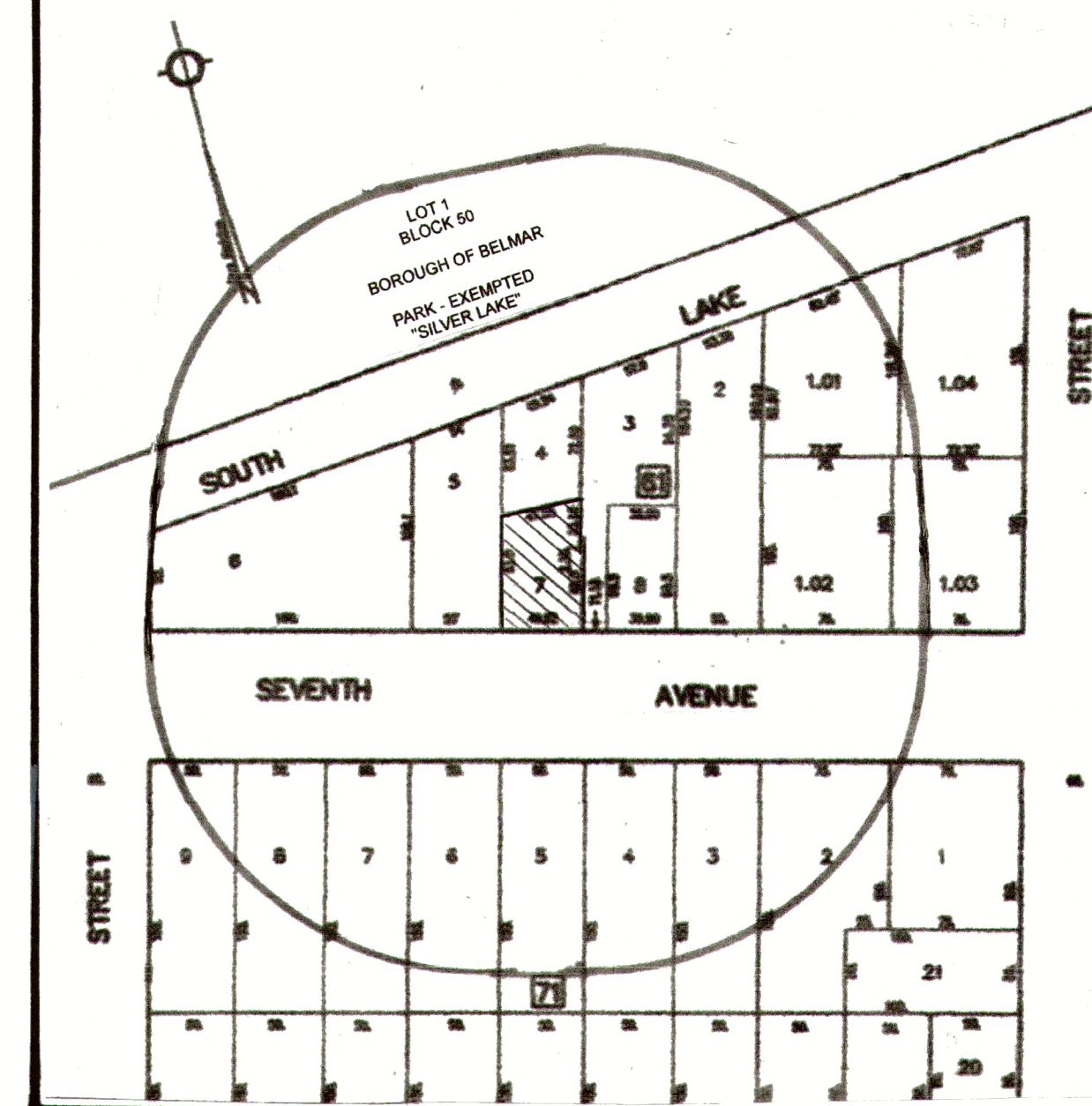


VICINITY MAP

SCALE 1" = 50'
SHOWING APPROXIMATE FRONT SETBACK DISTANCES, HOUSE NUMBERS, AND NUMBER OF STORIES ON DWELLINGS WITHIN 200' OF SUBJECT PROPERTY



NOTE: AVERAGE FRONT SETBACKS WITHIN 200' SITE RADIUS TO PORCH: 14' +/- AVG.
TO DWLG: 22' +/- AVG.



KEY MAP
200' RADIUS MAP
SCALE = 1" = 100'

PROPERTY ADDRESS
208 SEVENTH AVENUE
BELMAR, NJ 07719

OWNER/ APPLICANT

KEVIN & LAURIE GILDEA
208 SEVENTH AVENUE
BELMAR, NJ 07719

PROPERTY IS LOCATED IN BOROUGH OF BELMAR R-50 RESIDENTIAL ZONE

PROPOSED DWELLING RENOVATIONS (SEE ATTACHED ARCHITECTURAL SKETCHES). THE EXISTING GROUND FLOOR DWELLING FOOTPRINT WILL REMAIN UNCHANGED. THE UPPER FLOOR WILL BE RENOVATED TO A FULL SECOND FLOOR ADDITION AND BALCONIES AS NOTED.

ELEVATION DATUM SHOWN HEREON IS NAVD'88. BENCHMARK UTILIZED PER ELEVATION CERTIFICATE PREPARED BY WILLIAM J. FIORE, INC., DATED 09/27/18.

OUTBOUND / LOCATION / TOPOGRAPHIC SURVEY DWELLING ADDITION VARIANCE PLAN

MAP OF PROPERTY SURVEYED FOR LOT 7 IN BLOCK 61 SITUATED IN BOROUGH OF BELMAR MONMOUTH COUNTY NEW JERSEY			
 MICHAEL L. ROMAN, P.L.S., P.P.		DATE 02/12/2020	
16 Blossom Patch Way Howell, NJ 07731 Tel. (732) 938-6533 Fax (732) 938-2113		MICHAEL L. ROMAN, PLS NJ LICENSE NO. 33112	
FIELD DATE 01-29-20	DRAWN BY MR	CHECKED BY MLR	SCALE AS NOTED
			FILE NO. 20-7235

REF. NO.